

# Sustainable Lab Design Using Private Developers:

A New Challenge and an Improved Approach

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# Two trends that will affect your next lab project:

- Developer assistance
- Sustainable design

# Developer Assistance



- **45/75 Sidney Street/Millennium Pharmaceuticals**
- NECCO
- **Blackfan Research Center**
- Confidential New England College
- **UMass Medical School**
- Serono
- Charles River Plaza
- Washington University
- **65 Landsdowne Street**
- Clark University
- Belmont Technology Park
- Children's Hospital Research Laboratory
- Vertex Pharmaceuticals
- 200 Sidney Street
- 730 Main Street
- 300 Technology Square

# Sustainable Labs



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# Dichotomy or Opportunity?

- Developers are looking to maximize return on investment and sustainability comes at a premium
- Developers create value and sustainability optimizes long-term value
- Developers operate for profit and institutions do not

# Leveraging Both Trends

- Using the long-term financial benefits of sustainability
- Using the developers' strengths

# What do Developers Provide?

## Capital

- Financial
- Land
- Existing Buildings



Millennium Pharmaceuticals



Confidential New England College



NECCO



# What do Developers Provide?

## Expertise

- Project Management
- Multi-Disciplinary Leadership
- Sense of Urgency/  
Decision Making



UMass Medical School



Children's Hospital Boston



# What do Developers Provide?

## Risk management

- Project Cost
- Schedule
- Permits



Blackfan Research Center

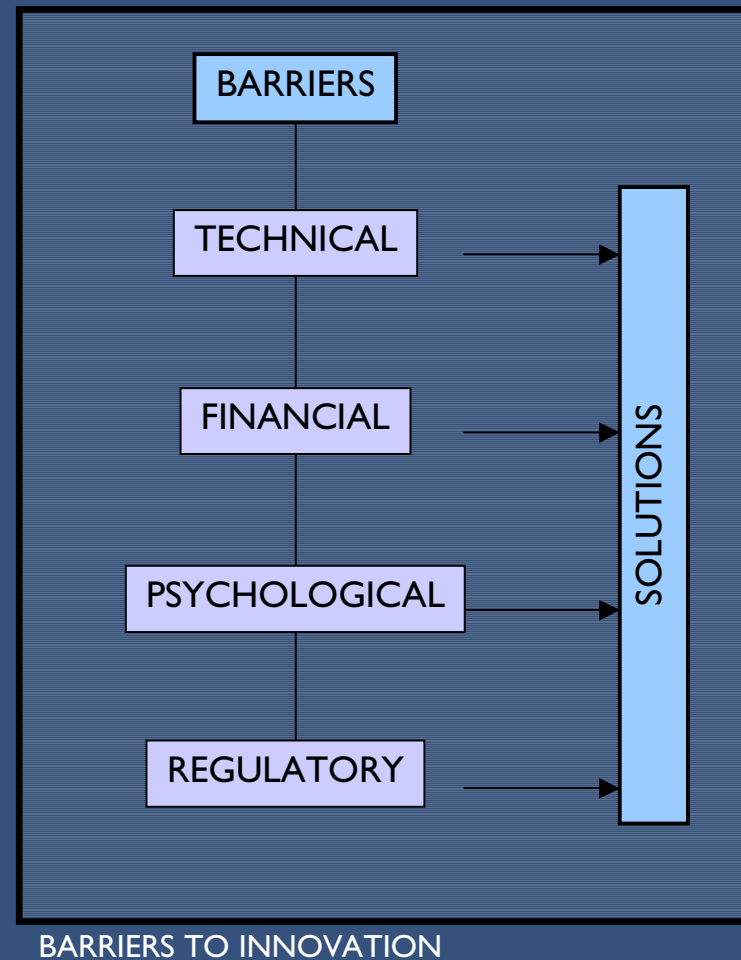
# Pitfalls of Developer Model

- Arms length relationships
- Communications barriers/challenges
- Diminished thinking time
- Project may be 2 in 1
- Developer's learning curve



# Sustainability Misconceptions

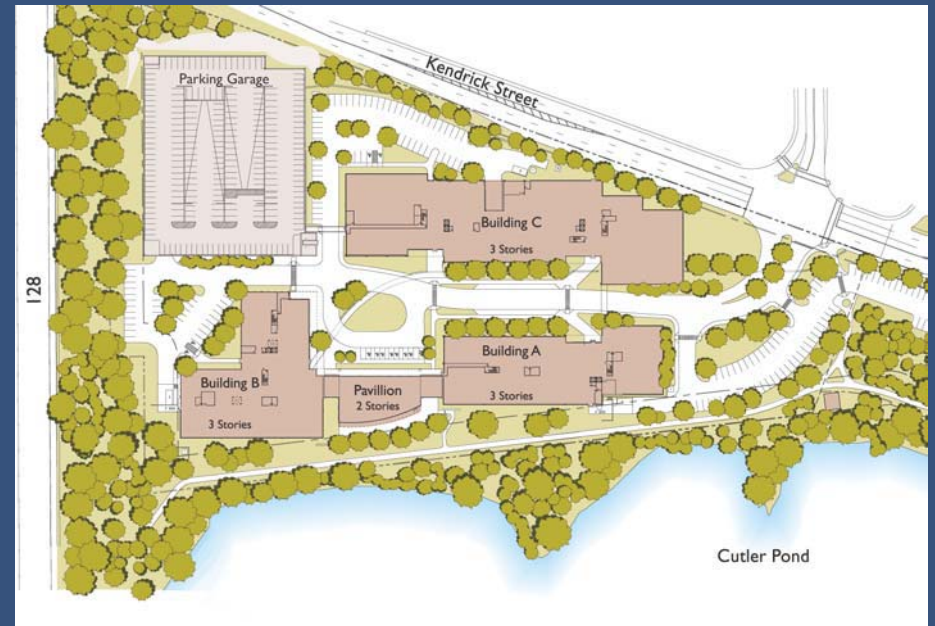
- Green is an add-on
- Green costs more
- Green is more complicated or risky
- Green takes longer



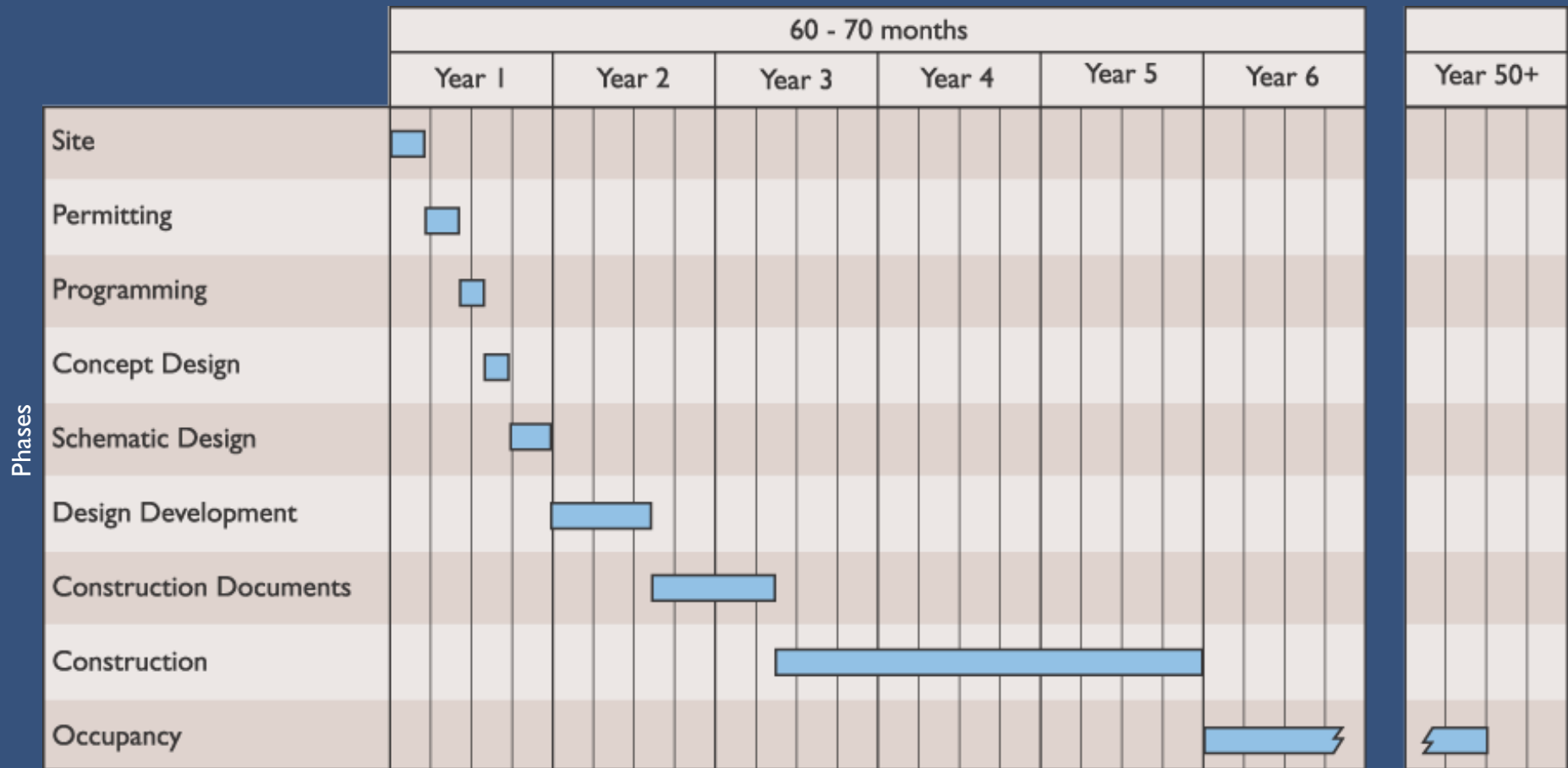
# Developers can help promote Sustainable Labs

Developers are:

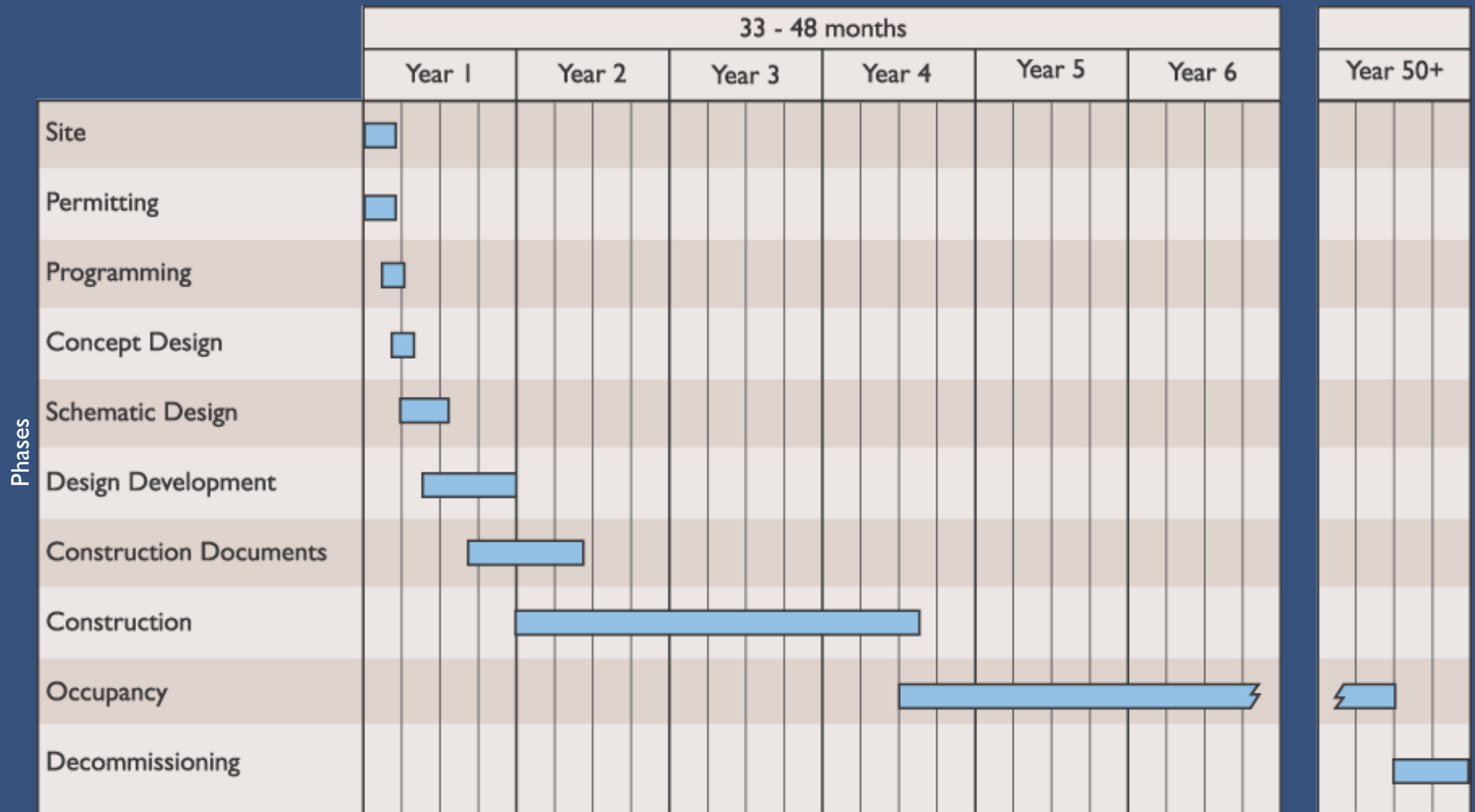
- Financially driven
- Market driven
- Resourceful
- Community responsive
- Talented managers – people & resources



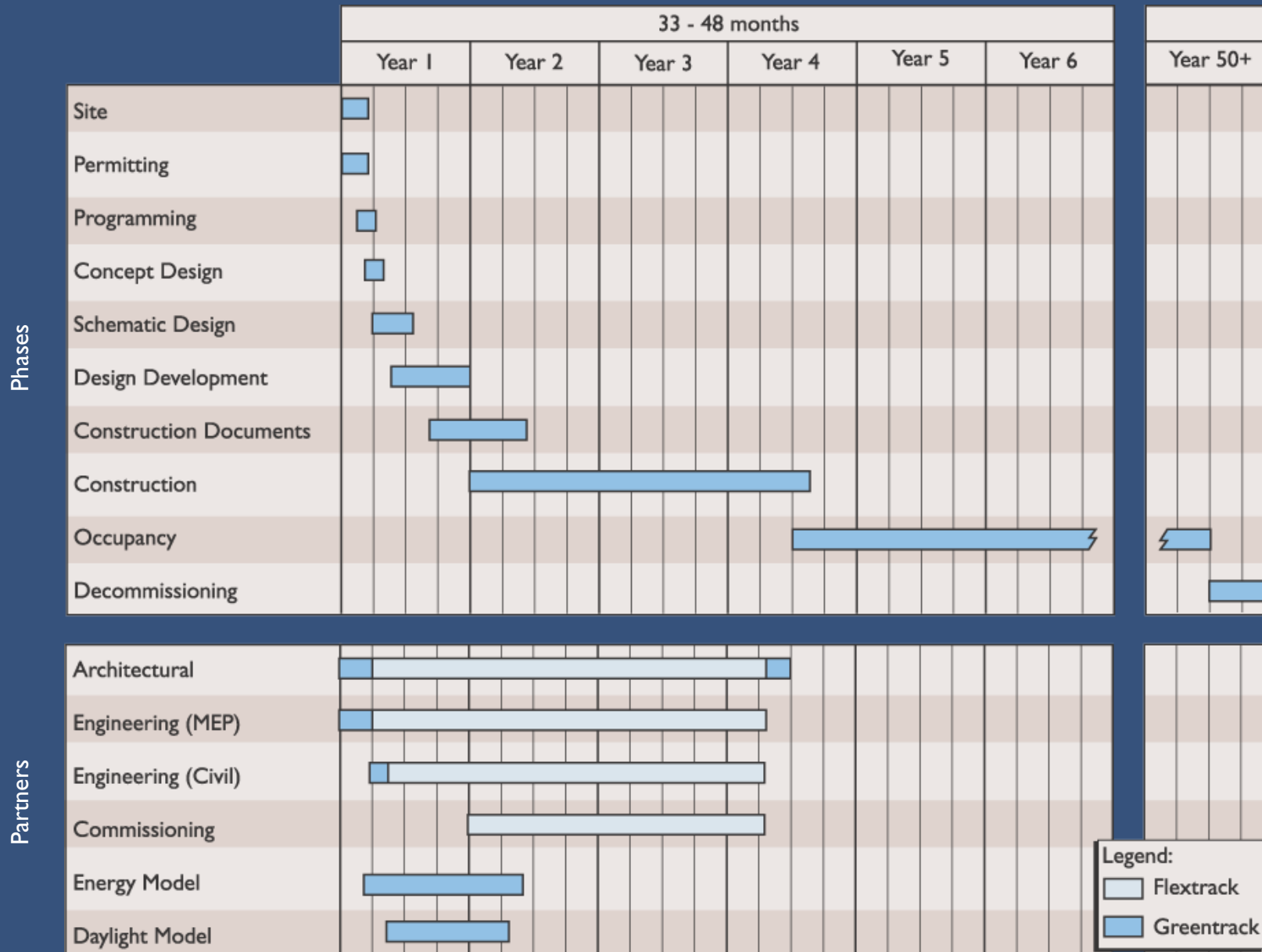
# Green Track Lab Model



# Green Track Lab Model



# Green Track Lab Model





# Green Track Lab Model Requirements

- Clear goals and objectives
- Open communication
- Team of experts properly deployed

# Added Value Pro Forma

## Conventional

- High quality envelope
- Window treatment
- Fume hoods
- Rule of thumb air capacity
- Typical non-lab systems
- Building lighting

## Green Track

- Energy efficient envelope
- Optimized day lighting & glare control
- Responsive fume hoods
- Strategic air capacity
- Demand controlled non-lab systems
- Day lighting

# Added Value Marketing

- High tech, flexible lab
- Enhanced productivity and retention
- Recognized leader
- Energy efficient
- Community responsive